

HISTORIC PRESERVATION COMMISSION

Minutes

March 13, 2008
Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, March 13th in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairperson, Anne Lyles.

The following members were present and introduced: Jack Errante, Ronald Fleming, Susan Hurt, Deborah Johnson Judy Kandl, Andrew Pitner, Kathy Walters, Anne Waters.

Requests for Certificates of Appropriateness

H-02-08 1626 N. Main St. – Donna & Stephen Pocklington, owner

Request: Refurbish back porch and steps to reflect the style of the home.

Donna & Stephen Pocklington were sworn to give testimony for the request.

Mr. Pocklington testified that they would like to refurbish the back porch and steps of their home to better reflect the style of the home. He stated that the back porch was originally open; however, it was closed shabbily with storm windows and tongue and groove boards that were put in vertically. He said the porch has water leaks and is an eyesore.

Mr. Pocklington then presented his proposal for the porch, testifying that the existing porch would be stripped of its current wall, windows and door. Cedar clapboard siding would replace the existing boards, and wood true-divided light windows would be installed to match the existing windows.

Mr. Pocklington informed Commission members that Goldstar Services whose job description was submitted would not be the contractor for the job.

Kathy Walters noted that the existing windows in the brick area are 12/1 yet the submitted drawings showed a different size.

Mr. Pocklington stated that the existing 2 windows are extremely wide. He said they would like to match the existing 9-pane kitchen windows on the west side of the house. However, their preference is 6/1 for the shorter windows. The windows on the inside of the porch will remain 12/1.

Mr. Pocklington further testified that new steps and landing would be built across the back of the enclosed porch constructed of treated lumber. The railings would match the existing railing on the front of house. He stated that the landing would stay underneath the bottom seal.

Judy Kandl informed Mr. Pocklington that more information was needed for what the railing would look like, noting that there was not a railing shown on the front.

Kathy Walters asked the Pocklingtons if they could come back to the meeting next month with better drawings from the new contractor. She stated that the drawings needed to show the configuration of the landing coming down from the steps.

Judy Kandl requested that new drawings show what the posts, columns, and railings would look like. She also suggested that the appendix to the application for paint colors be submitted. And Susan Hurt stated that more accurate information for the windows would be very helpful.

After verification of the date for the April meeting, Mr. Pocklington said they would not have a problem coming back next month.

Kathy Walters made the motion to table the request until the April 10th meeting. Ronald Fleming seconded the motion; all members voted AYE.

Committee Reports

Minor Works: Wendy Spry passed out an updated listing of minor work approvals. She explained that the list was revised in order to include 1001 N. Main Street which had been sent to the minor works committee for review of samples that were not received in time for approval at the last meeting. She also showed pictures of the muttons that the committee approved.

In response to a question from Jack Errante regarding a minor work approval at 305 W. Innes St. due to expiration of the COA, Ms. Spry stated that the original approval date was July 2007. She explained that after 6 months, she can approve a request for another 6 months as a minor work if it has not been changed.

In reference to 1001 N. Main St., Janet Gapen stated that during the discussion at the last meeting there were statements made which alluded to previous cases where vinyl windows had been approved. She said she was aware of one other case since her employment that vinyl was approved. She said that even though vinyl was approved in the N. Main St. case, there were very specific circumstances provided in the motion that justified the reasons why.

Susan Hurt noted that the guidelines say that historic materials should be replaced with like materials when possible; but, she asked, what if the building is not contributing and it's not historic.

Janet Gapen responded by explaining that there are buildings in the district that are non-contributing to a specific district because they do not fall within the particular period of significance that has been defined for that district. Therefore, when the materials are not true to the specified period of time, the fallback is to try to honor the integrity of the building when it was built. She said they should not try to make any treatment on a building to be more historic than the building really is.

Other Business

Report of Nominating Committee for the chair and vice-chair positions

Kathy Walters reported that the committee's recommendation is for the existing chair and vice-chair to serve another year.

There being no other nominations, she made the motion as follows: "I move that Anne Lyles serve an additional year as chair, and Susan Hurt, an additional year as vice-chair.

Jack Errante seconded the motion; all members present voted AYE.

Revised changes to Design Guidelines

Janet Gapen passed out revised copies of the guidelines which included the HPC application showing the recommended changes.

In addition to the current revisions, requests were made to add a line for the applicant's phone number, and the addition of a line above the agent's signature line for printing the name.

Jack Errante made a motion to approve the revisions as amended. Judy Kandl seconded the motion; all members voted AYE.

Ms. Gapen further stated that she, along with the Public Arts Committee, is working on guidelines for art and guidelines for temporary art displays. She said she would prepare another draft for the committee to approve and then perhaps a final draft could be ready by the April meeting.

Preservation Month

Janet Gapen referred Commission members to the meeting report from the March 12th committee meeting where plans were discussed for Preservation Month activities. Plans for the following activities were focused on: (1) Coloring Contest (2) Information Booth for Friday Night Out on May 9th.

Judy Kandl will prepare the drawings for the coloring contest. The drawings will be published in the Salisbury Post in late April, and advertized on Access 16; entry forms will be available at the Friday Night Out. The winners will be awarded Downtown Dollars in three age groups and four prize categories. All entries submitted will be placed on Access 16.

Anne Lyles suggested that drawings from the winners be displayed at the library. A suggestion was also made to display the drawings of the 2007 winners at this year's information booth.

Ms. Gapen said she would check with Mike Fuller about donating single-serve ice cream; however, if the donation is not possible, there were some funds available that could be used.

The Alliance Review

Ms. Gapen stated that the articles in the newsletter are very informative. She especially recommended the first article as one that should be read if their time allowed it.

Grants

Ms. Gapen said that grants would be awarded during the week of April 14th -18th.

Anne Waters and Ronald Fleming volunteered to serve on the committee needed to select the recipients, along with 2 members from the Community Appearance Commission.

Minutes

The February 2008 minutes were approved upon a motion by Susan Hurt, seconded by Ronald Fleming, and all members voting AYE.

Adjournment

Prior to adjournment, Judy Kandl, in reference to 1001 N. Main St., applauded the minor works committee “for fighting for what we got because it looks really different from where it started out.”

There being no other business to come before the Commission, the meeting was adjourned following a motion from Kathy Walters, seconded by Anne Waters, and all members voting AYE.

Anne Lyles, Chair

Judy Jordan, Secretary